



Lêvi d'or LONDON

**Burnt Oak Broadway, Edgware HA8 0AS**

**£32,000 Per Year  
+ £30,000 Premium**

This 1225 square foot Class E double shop unit is on the busy Burnt Oak Broadway.

it was recently refurbished and the proprietor is vacating solely because he has other business interests on which he wants to concentrate..

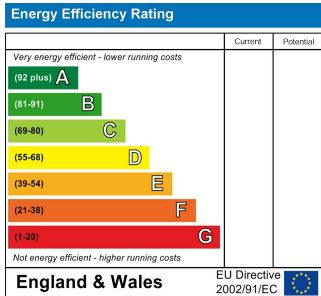
The current leaseholder is seeking a £30,000 premium for the benefit of the extensive refurbishment he carried out, and the purchase of the lease which has 14 years remaining and offers security of tenure under Part II of the Landlord and Tenant Act of 1954.



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



- DOUBLE FRONTED SHOP
- REAR ACCESS

- HIGH STREET LOCATION
- REFURBISHED

- PARKING
- 1,225 SQUARE FEET

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